

## **ABSTRACT**

This thesis examines legal protection of the tenant. With respect to a limited extent the thesis focuses only on the selected issues that are significant from a perspective of tenant.

The topic was chosen because of the fact that tenancy is one of the most common legal relations with an important social aspect, because many people fulfill their accommodation requirements through it. The new Civil Code, effective as of 1.1.2014, brought many major changes that could have real impact on tenants' lives. The main purpose of this thesis is to analyze these changes and compare them with the previous legal regulation. Moreover, this thesis tries to identify problematic provisions of the new Civil Code and provide the readers with a practical advice and recommendations as well.

From the structural point of view the thesis is divided into chapters, each of them focused on different issue.

The first chapter briefly describes what residential lease is, shows its principle features and finally deals with the protective character of the legal regulation.

The second chapter focuses on the rights and duties of the contracting parties. Running a business in an apartment is described as well as the apartment maintenance.

The chapter number three draws an attention to a renting to the pet owners and provides with a comparison of foreign legal regulation concentrated on North America (California, Québec, Alberta).

The fourth chapter describes the new legal regulation of sublease including comparison of the previous Civil Code and protection of the sublessee.

The chapter number five deals with the other members of a household.

The sixth chapter focuses on the security, its maximal amount, interest of the security and potential problems arising out of new regulation.

The chapter number seven draws an attention to the prohibited stipulations that are newly provided in the Civil Code.

The chapter eight describes a formation of tenancy without written agreement between the contractual parties.

The chapter number nine deals with consequences of the death of the lessee.

Last but not least, chapter ten analyzes the lease termination. The greatest emphasis is placed on a termination by landlord, where the protection most significant is.

In the conclusion the author summarizes all major changes brought by new Civil Code and judges them.